

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Tangellamudi Gram Panchayat, Eluru – Change of land use from Agricultural land use to Residential land use to an extent of 577.38 Sq.Mts. in R.S.No.47/6 of Tangellamudi (V) & GP, Eluru Mandal, W.G. District – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 192

Dated: 09-11-2020.

Read the following:-

1. From the DTCP, A.P., Guntur, Lr.Roc.No.MAU03-19022(32)/1/ 2019-RJDR, dt.29.01.2019.
2. Govt. Memo No.TCP0TCP(MISC)/3/H1/2019, dt.18.02.2019.
3. From the DTCP, A.P., Guntur, Lr.Roc.No.MAU03-19022(31)/1/ 2019-RJDR, dt.28.05.2019.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.TCP0TCP(MISC)/3/H1/2019, dt.14.06.2019.
6. Andhra Pradesh Gazette No.220, Part-I, dt:17.06.2019.
7. From the DTCP, A.P., Guntur, Lr.Roc.No.7598/2018/R2, dt.26.07.2019.
8. Govt. Memo No.1104132/H1/2020, dt.18.02.2020.
9. From the DTCP, A.P., Guntur, Lr.Roc.No.7598/2018/R2, dt.08.06.2020.

ORDER:-

The Draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.220, Part-I, dated.17.06.2019. The Director of Town & Country Planning, AP, Guntur in the reference 3rd and 9th read above has submitted that, the Panchayat Secretary, Tangellamudi Gram Panchayat has informed that the applicant has paid total an amount of Rs.55,243/- towards development / conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has submitted that, the Panchayat Secretary, Tangellamudi Gram Panchayat has informed that, they have published the draft variation appendix notification pertaining to change of land use in The New Indian Express (English version) and in Sakshi (Telugu version) on 27.06.2019 respectively calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,10.11.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

The Director of Town and Country Planning, AP, Guntur.

The Regional Deputy Director of Town Planning, Rajahmahendravaram, E.G. District.

The Panchayat Secretary, Tangellamudi Gram Panchayat, Eluru, W.G. District.

Copy to:

The individual through the Panchayat Secretary, Tangellamudi Gram Panchayat, Eluru, W.G. District.

(P.T.O.)

The Commissioner, Eluru Municipal Corporation, Eluru, W.G. District.
The District Collector, West Godavari District, Eluru.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated.25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.47/6 in Plot No.28, 29, 30 of Tangellamudi (V) & Gram Panchayat, Eluru Mandal, W.G. District to an extent of 577.38 Sq.mts. and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA., Dated.25.07.1975 is now designated for Residential land use by variation of change of land use based on the Council Resolution No.26, dated:26.09.2018 as marked "A to D (Residential)" in the revised part proposed land use map G.T.P.No.07/2019/R available in the Panchayat Office, Tangellamudi Gram Panchayat, subject to the following conditions that;

1. The applicant shall hand over the site affected in widening of existing 5.48 M road to 9.00 M on wide on Southern side to the local body through registered gift deed.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing Building (Plot No.27)
East : Partly Building and Partly vacant site (Plot Nos.32(P),
33(P) & 34(P)
South : Existing 5.48 M wide road to be widened to 9.00 M
West : Existing 9.14 M wide road.

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER